



# Town of Carlisle

MASSACHUSETTS 01741

## Office of PLANNING BOARD

### MINUTES

Meeting of May 5, 1986

Present: Sillers, Sherr, Raftery, Clarke and Chaput

#### Bylaw Review Committee

The Board met with this active committee to discuss the order of presentation at the upcoming town meeting. It was suggested that the articles on private driveways, junk and towing cars be moved by the Selectmen whereas the road width and lot shape articles be moved by the Board. Ms. Chaput agreed to discuss that suggestion with the Selectmen. The committee will stand ready at town meeting, but will not actively present any articles. It was indicated that the League of Women Voters will not oppose the road width article, a significant change from its historic position on this issue as it affects bikepaths. The committee will survive this town meeting and address future issues such as cluster zoned attached housing, protection of upland recharge areas and driveway lengths. George Foote of the committee suggested a survey of townspeople's attitudes toward attached housing and protection of water supplies. With that in mind it was agreed to cooperate and participate in future efforts together.

#### Jacobellis ANR

The revised plan showing corrected lot numbers will be submitted by BSC, the engineering firm which drew the plan. This plan, when corrected, will be presented on May 19, 1986.

#### Brook Street

Five pines on Brook Street are scheduled for removal. The Scenic Road hearing prompted Ms. Chaput to view the trees, at least what she believed to be the designated trees. She did not believe that the removal of the trees was significant in terms of preservation of the road's scenic beauty and their removal might be in the interest of safety. Mr. Clarke moved to support the work on Brook and Rutland Streets, but to retain the five trees with the qualification that the DPW has the right to return to justify the removal of the trees. The motion was seconded. It was decided to ask the DPW to clearly mark the trees so other members can easily identify them. The motion was unanimously passed.

#### Warrant Article Review

The warrant articles were reviewed to assure that the Board's position would be correctly reported to the Selectmen. Articles 10, 16, 40, 41, 42, 43 and 44 are the articles upon which Ms. Chaput will submit a report.

Foote ANR

A plan of land of Foote drawn by BSC-Bedford dated May 1, 1986 depicting Lot 11, 10-A and 10-B was presented. The purpose is to take out a 6000 square foot lot, 10-B, and add it to Lot 11A. The motion was made to approve, seconded and unanimously passed after an in-depth presentation by Mr. Foote.

Additional Warrant Article Review

Article 9 proposed to revoke site plan approval. The Board will not change its earlier position supporting the site. Article 14 is the land bank proposal funded by a fee on real estate transfers, i.e., a 2% transfer tax. A motion was made to support the land bank proposal and duly seconded. Mrs. Senkler opposed the proposal on the basis that it is too expensive and snobbish in nature. Sheila French disagreed indicating that the 2% was not a significant deterrent to sales in Nantucket; several surrounding towns are considering it; and its vehicle to help with bonding of conservation purchases. Comments read from the Master Planning Committee survey indicated an 82% support for open and rural land. The land bank proposal hopes to address the problem of the ability of the Town to quickly react to land being offered for sale without the need for Town meetings and the delay that that entails. To the comment that the tax is unfair with respect to buyers and sellers, George Foote responded that in time most, if not all, people in Town would have paid the tax. It was pointed out that 2% is the cap while Town Meeting can reduce the percent to nothing. The estimate for 1986-1987 revenues from the tax is approximately \$500,000. George Senkler questioned the figure feeling it was too low. George Foote explained that bonding could be easily had if the land bank has a regular source of revenue vis-a-vis funding of the land bank from general revenues. Pat Cutter supported the land bank proposal on the basis that some land owners would appreciate the alternative of selling to the proposed land bank. There are some 600 acres identified by the OS&R Report and that the 2% tax is not sufficient to acquire it all. The motion passed 3 in favor, 2 opposed (Chaput, Sillers and Raftery in favor; Clarke and Sherr opposed). Article 15 is the actual fee. A motion made to support a fee of  $\frac{1}{2}$ % received no second. No other motion on Article 15 was made. Article 16 involved the post office upon which a motion had already been made. Article 37, support for the purchase of the cranberry bog, was unanimously supported on a made and duly seconded motion. Article 46 will be supported in accordance with the vote above. We then turned to a discussion of the police station site and the potential use of the Conant land for municipal buildings and services. A motion was made to support Article 11, amended to delete the reference to Westford and Rockland Roads, but to indicate that the police station when considered alone is appropriate for the present site, but given the recent pressure of demand for other town buildings such as a post office and town office building, it is perhaps appropriate to consider the feasibility of locating all three facilities on the Conant Land thereby maintaining access through the present site. The motion passed, four in favor and one abstention.

Minutes

The minutes of April 14, 21 and 28 were dutifully read, moved for acceptance and unanimously approved. The meeting adjourned at 11:00 P.M.

Respectfully submitted,

Thomas J. Raftery